

# CITY OF BEAVERTON

## PLANNING COMMISSION

### FINAL AGENDA

BEAVERTON CITY HALL  
**COUNCIL CHAMBERS**  
4755 SW GRIFFITH DRIVE  
BEAVERTON, OR 97005

**OCTOBER 18, 2000**

7:00 P.M.

CALL TO ORDER

ROLL CALL

VISITORS

STAFF COMMUNICATION

OLD BUSINESS

CONTINUANCE

1. **CPA99-00025 - COMPREHENSIVE PLAN LAND USE ELEMENT**

*(Continued from September 20, 2000)*

As originally described, "The proposed amendment will replace the existing Land Use Element. The proposal intends to complete Metro requirements related to land use requirements in local jurisdiction comprehensive plans. Both map and text changes will be included in the proposal." Metro Code Section 3.07.130 requires local governments identify Design Type Boundaries. The proposed amendment modifies the Land Use Element to more specifically identify the Metro Design Types, to specify boundaries and to collate common policies among the design types. Existing language will be modified to the extent that information can be made more clear, concise or consistent with other sections of the same element. In addition, the proposed amendment may:

- Remove references to the City's housing program and relocate them to the Housing/Economy Element;
- Remove references to the City's Urban Services Area and relocate them to the Public Services Element;
- Amend the Comprehensive Plan map to coincide with Land Use Element text changes; and
- Place text provisions related to specific sub-areas of the City, such as the Downtown and the Murray/Scholls Town Center, in separate documents as addenda to the Comprehensive Plan.

NEW BUSINESS

PUBLIC HEARINGS

A. **SHIPLEY 4-LOT SUBDIVISION**

The following land use applications have been submitted for a four lot subdivision at 5475 SW Main Avenue. The development proposal is located on Assessor's Map 1S1-16DD, on Tax Lot 1700. The site is zoned Urban Standard Residential (R-5) and is approximately .69 acres.

1. **SB2000-0013: Subdivision Preliminary Plat**

The applicant requests approval of a subdivision in order to divide the property into four lots to allow for the construction of three new homes, to allow for the preservation of the existing home, and associated street, landscape strip, and water quality swale.

**2. FS2000-0006: Flexible Setback**

The applicant also requests approval of a flexible setback for all lots in the proposed subdivision (application SB2000-0013), in order to reduce the required 20 foot front yard setback to 10 feet and in order to reduce the required 25 foot rear yard setback to 10 feet.

APPROVAL OF MINUTES

APPROVAL OF ORDERS

MISCELLANEOUS BUSINESS

DIRECTOR'S REPORT

Agenda items will not necessarily be heard in the order presented above.

THIS INFORMATION IS AVAILABLE IN LARGE PRINT OR AUDIO TAPE UPON REQUEST. IN ADDITION, ASSISTED LISTENING DEVICES, SIGN LANGUAGE INTERPRETERS, OR QUALIFIED BILINGUAL INTERPRETERS WILL BE MADE AVAILABLE AT ANY PUBLIC MEETING OR PROGRAM WITHIN 72 HOURS ADVANCE NOTICE. TO REQUEST THESE SERVICES, PLEASE CALL 526-2348 OR 526-2222/VOICE/TDD.